

LAND FOR SALE

POWELL FARM - ADAMS COUNTY PARCEL #1

Location: Located in northern Adams County, approximately 1 mile south and a 1/2 mile west of Prosser, or 3 miles north and 3 miles east of Kenesaw, Nebraska. Access is provided by county gravel road.

Legal

Description: SW1/4 Section 8-T8N-R11W of the 6th P.M., Adams County, Nebraska.

Property

Description: Adams County Assessor indicates a total of 160.0 acres. Farm consists of good quality gravity irrigated cropland with building improvements.

Building

Improvements: House - 1,500 sq.ft. one story with four bedrooms, central air, and heat provided by a propane furnace. Shop - 1,040 sq.ft. with full concrete floor. Machine Shed - 5,832 sq.ft. Morton building with full concrete floor. Storage Shed - 336 sq.ft. Storage Bins - Three Chief metal bins with walkway, overhead augers, and unloading augers. All are equipped with air with two having aeration floors. Total capacity - 31,000 bushels of corn. (Improvement site is well maintained, and contains a well established, tree shelter belt bordering along the north and south.)



FSA Info: Adams County Farm #907.

Total Cropland - 151.24 acres

Government Base Acres - **Corn** 93.0 acres with direct yield of 123 bu/acre and counter cyclical yield of 153 bu/acre **Soybeans** 58.0 acres with direct yield of 32 bu/acre, and counter cyclical yield of 38 bu/acre
All cropland is considered non-highly erodible by the NRCS.

Irrigation

Information: Water for irrigation is provided by a well and two re-use pits. Underground pipe aids in water distribution.

Well Registration	G014816	Completion Date	9/20/1956 @ 1,000 gpm
Well Depth	210'	Static Water Level	92'
Pumping Level	116'	Column	9'
Pump - Western Land Roller		Gearhead - Amarillo, 60 hp	

(tenant owns power unit, fuel tank, pit pumps, irrigation pipe with fittings, and well shelter. These items do not sell with property)

The subject property is located in the Little Blue Natural Resource District.



Offered Exclusively By:

AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. ...

Management · Sales · Auctions · Appraisals

KEARNEY OFFICE
P.O. Box 1390
2418 East Hwy 30
Kearney NE 68848-1390
www.agriaffiliates.com
(308) 234-4969
Telecopier (308) 236-9776

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Buyers should verify all information, including items of income and expenses.

Soils: Soils consist entirely of Class I and II Kenesaw and Rusco silt loams.

Taxes: 2006 Real Estate Taxes - \$6,772.84

Lease

Information: Farm sells subject to a 2007 through 2008 cash farm lease.

List Price: \$620,000.00 **Terms:** Cash

Comments: This is a very productive farm located in a strong farming community. The improvement site is well maintained, while the cropland has pivot irrigation development potential.

Contact: Bart Woodward (308) 233-4605 agriky@charter.net
Bryan Danburg (308) 380-3488 bryan@agriaffiliates.com



Morton Building



Grain Storage

